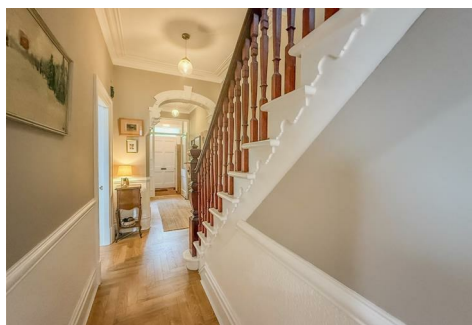




13 West Park Road, Gateshead, NE8 4SP

Offers Over £389,950

Nestled on the charming West Park Road, this splendid Edwardian terraced house offers a delightful blend of original character and modern convenience. Overlooking the picturesque Saltwell Park, the property is a true gem for families seeking both space and style. Spanning three generous floors, this home features two inviting reception rooms, perfect for entertaining or relaxing with loved ones. The lounge is particularly noteworthy, boasting a superb log burning stove that creates a warm and welcoming atmosphere. The adjoining dining room, or snug, is enhanced by a feature fireplace, adding to the home's charm. The breakfasting kitchen is well-equipped with integrated appliances, making it a practical space for daily meals and gatherings. The first floor landing leads to three spacious bedrooms, one of which is currently utilised as a home office, alongside a family bathroom. Ascend to the top floor, where you will find two additional bedrooms and a second bathroom, providing ample accommodation for family and guests. The property also benefits from a cellar area, offering excellent storage solutions or the potential for a hobby space. Outside, the front and rear gardens provide lovely outdoor areas, while a garage door at the rear ensures convenient off-street parking. This substantial family home, with its many original features including detailed coving, corbels, and fireplaces, is a rare find in such a desirable location. Viewing is essential to fully appreciate the charm and space this property has to offer.

ENTRANCE VESTIBULE

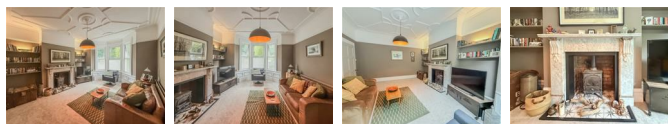
ENTRANCE HALLWAY

24'8" x 14'1" (7.52m x 4.30m)



LOUNGE

14'4" x 14'1" (4.37m x 4.30m)



DINING ROOM

14'9" x 12'7" (4.52m x 3.86m)



BREAKFASTING KITCHEN

20'2" x 9'10" (6.15m x 3.02m)



FIRST FLOOR LANDING

15'8" x 6'5" (4.80m x 1.96m)



BEDROOM ONE

17'7" x 11'6" (5.38m x 3.52m)



BEDROOM TWO

14'4" x 12'4" (4.39m x 3.77m)



HOME/OFFICE

10'10" x 6'11" (3.31m x 2.13m)

FAMILY BATHROOM

10'2" x 9'6" (3.11m x 2.91m)



SECOND FLOOR LANDING

BEDROOM FOUR

11'2" x 11'1" (3.42m x 3.39m)



BEDROOM FIVE/SNUG

11'1" x 11'0" (3.38m x 3.36m)



plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

BATHROOM TWO

6'4" x 5'8" (1.94m x 1.73m)



EXTERNAL



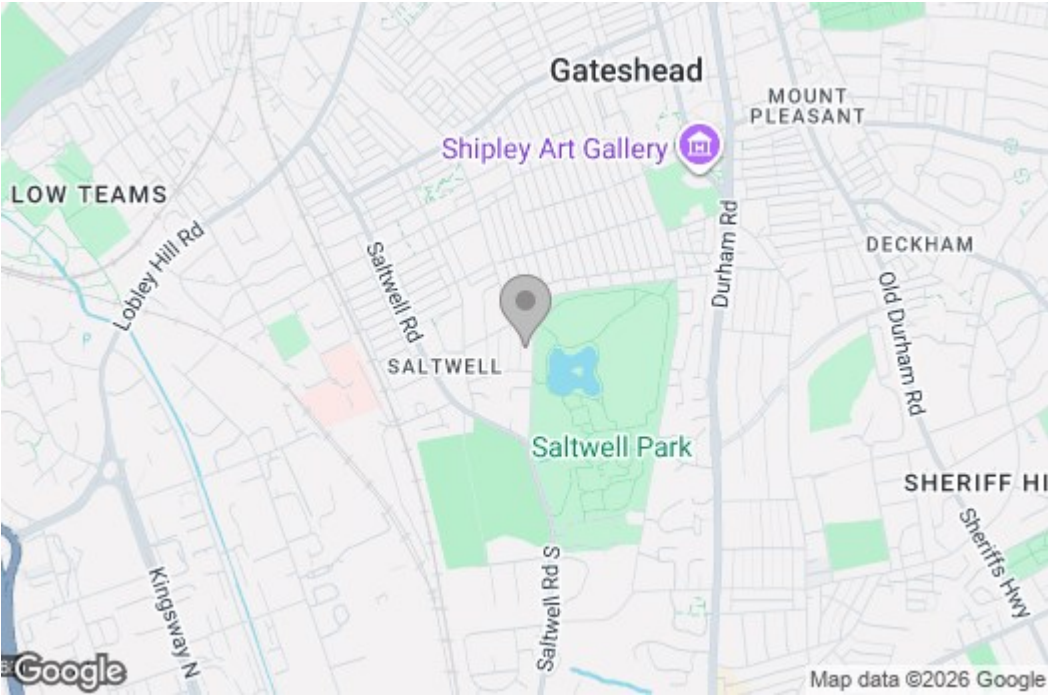
Property disclaimer

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor

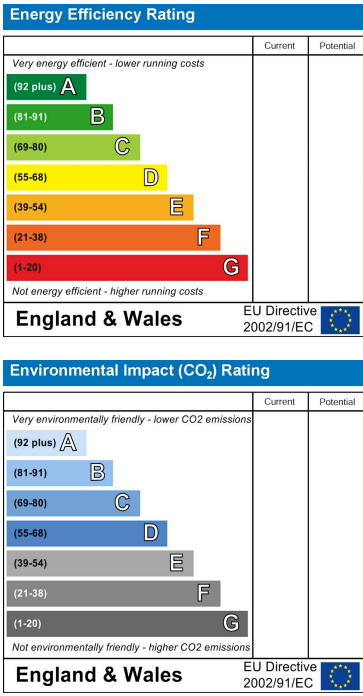
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.